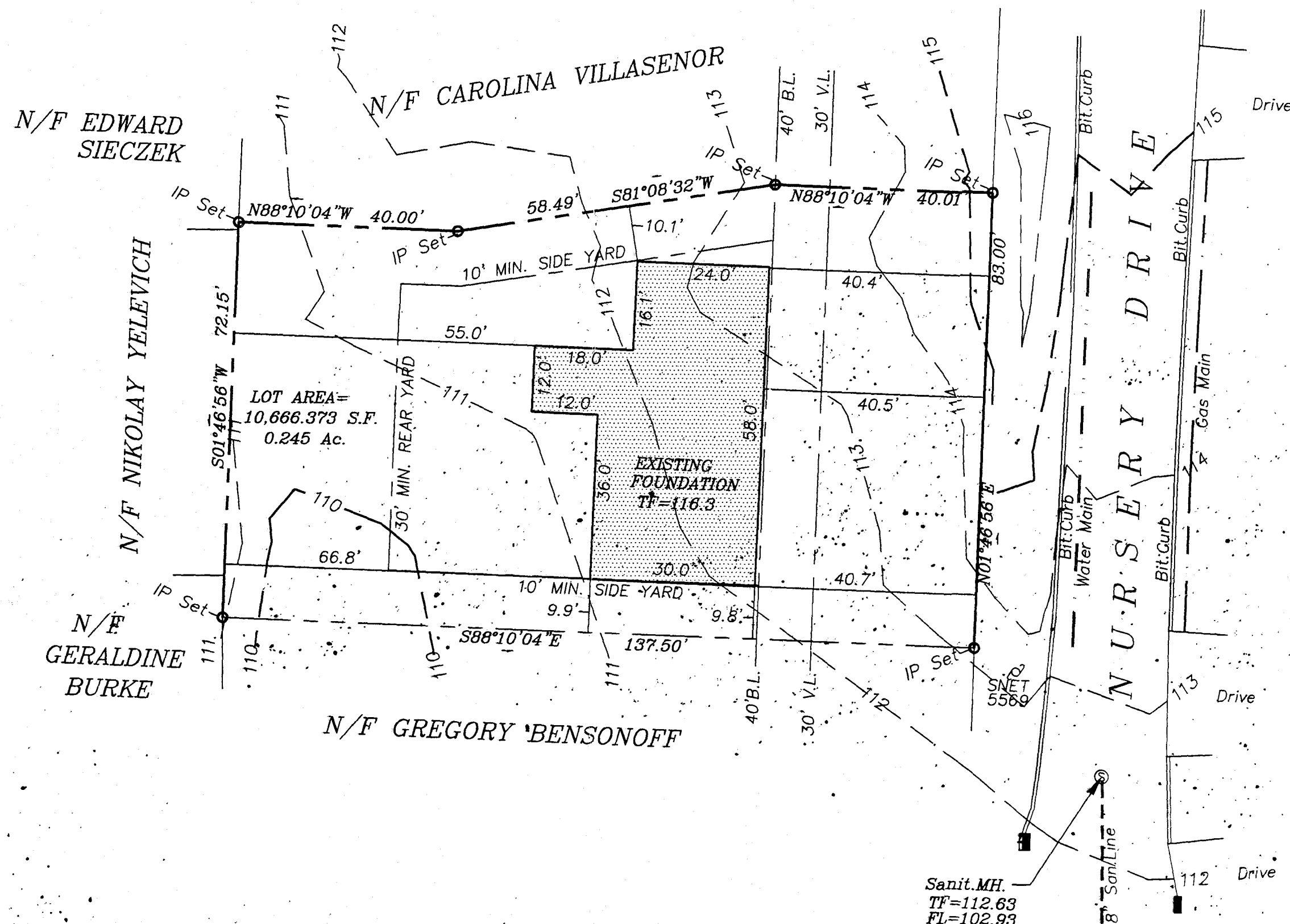


MAP REFERENCE:

- 1). "BOUNDARY SURVEY PREPARED FOR BRIAN DAIGLE #2291 ALBANY AVENUE WEST HARTFORD, CONNECTICUT SCALE 1"=20' JUNE 25, 2017 KENNETH CYR L.S."
- 2). "LOT SPLIT MAP PREPARED FOR BRIAN DAIGLE OF LOTS OWNED BY #2291 ALBANY AVENUE WEST HARTFORD, CONNECTICUT SCALE 1"=20' NOV. 14, 2017 REVISED THRU 5-18-18 KENNETH CYR L.S."

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.



NOTES:

1. ROOF DRAINS TO DISPERSE OVER NATURAL GROUND
2. PROPERTY CORNERS WERE SET
3. ELEVATIONS SHOWN HEREON ACCORDING TO NAVD88.

CERTIFICATION:

- 1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS:

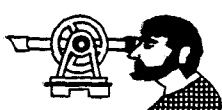
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY.

PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.

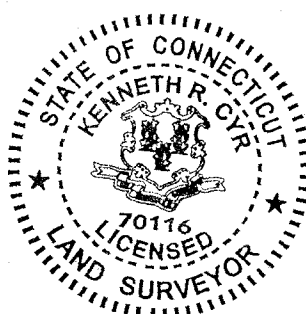
- 2). THIS MAP AND SURVEY WERE PREPARED FOR BRIAN DAIGLE TO BE USED IN MATTERS THAT RELATE TO A FOUNDATION AS-BUILT. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER D. FLYNN CT.L.S. #8792
KENNETH R. CYR CT.L.S. #2016
DATE 9-19-19
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.



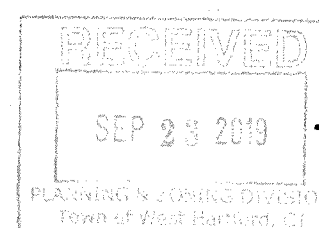
FLYNN & CYR LAND SURVEYING, LLC
1204 FARMINGTON AVE. 060-826-7886
BERLIN, CONNECTICUT 06037



REGULATIONS FOR R-10 ZONE

REQUIRED	EXISTING	PROPOSED	AS-BUILT
ITEM	REG.	7 Nursery	7 Nursery
MIN. LOT AREA	10,500 S.F.	10,666.37 S.F.	10,666.37 S.F.
AVERAGE LOT WIDTH	70'	77.5'	77.5'
MIN. LOT DEPTH	100'	137.5'	137.5'
MIN. FRONT YARD	40'	40'	40.5'
MIN. SIDE YARD	10'	10'	10.0'
AGG. SIDE YARD	20'	20'	20.2'
MIN. REAR YARD	30'	30'	67.0'
MAX. BLDG. HEIGHT	2.5 STORIES	2.5 STORIES	2.5 STORIES
MAX. COVERAGE	30%	30%	15%

* ZBA Variance Needed for Non-conforming Condition..



IMPROVEMENT LOCATION SURVEY
SHOWING FOUNDATION AS-BUILT
PREPARED FOR
BRIAN DAIGLE
#7 NURSERY DRIVE
WEST HARTFORD, CONNECTICUT
SCALE 1"=20' AUG. 5, 2019

Rev.: 9-12-19

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.